

DALE A. CALLAWAY, CHAIRMAN  
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# Sussex County Board of Adjustment

## REVISED AGENDA

SEPTEMBER 23, 2013

7:00 P.M.

### Call to Order

### Approval of Agenda

### Public Hearings

#### Case No. 11265 Thomas A. Casadevall, Trustee

south of Route 54 (Lighthouse Road) and being north of Riverbirch Drive 50 feet from the end of the cul-de-sac and being Lot 19 Section 7 within Keen-wik development (Tax Map I.D. 5-33-19.16-5.00).

A variance from the side yard setback requirement.

#### Case No. 11266 Boys & Girls Club of Delaware

southwest of Route 297 (Oak Orchard Road) 425 feet southeast of Route 24 (John J. Williams Highway) (Tax Map I.D. 2-34-29.00-69.06).

A special use exception to retain a manufactured home type structure as a classroom for a period of five (5) years.

#### Case No. 11267 Fahmi Smadi

northwest of Road 224 (Fleatown Road) 150 feet southwest of Road 214 (Cubbage Pond Road) and east of Cubbage Way, a Subdivision Street (Tax Map I.D. 2-30-13.00-166.02).

A special use exception to retain a manufactured home type structure for storage and security for a period of five (5) years.

#### Case No. 11268 Mary Ford & Judy Hedrick

southwest corner of Road 275 (Warrington Road) and Road 274 (Old Landing Road) (Tax Map I.D. 3-34-12.00-121.01).

A special use exception to operate a bed and breakfast.

#### Case No. 11269 Tom Viscount

250 feet southwest of Route One and being Southeast of Ann Avenue and being Lot 11 Block A within Ann Acres development (Tax Map I.D. 3-34-20.13-30.00).

A variance from the side yard setback requirement.



**Case No. 11270 Rodney Sr. & Geraldine Wilson**

west of Road 249 (Shingle Point Road) approximately 816 feet north of Road 253 (Briarwood Road) (Tax Map I.D. 1-35-11.00-50.03).

A special use exception to place a multi-sectional home that is more than five (5) years old.

**Case No. 11271 Nicole & Louis Sartori**

northwest of Road 270 (Wolfe Neck Road) 1,100 feet northeast of Route One near Midway (Tax Map I.D. 3-34-6.00-349.01).

A variance from the rear yard and side yard setback requirement.

**Case No. 11272 Kevin M. Kerrigan**

northeast corner of Pearl Street (a.k.a. Whitledge Street) and Phillips Road 100 feet southwest of Mercer Avenue (Road 297A) in Oak Orchard area northeast of Road 297 (Oak Orchard Road) (Tax Map I.D. 2-34-35.05-46.00).

A variance from the front yard and side yard setback requirement.

**OLD BUSINESS**

**Case No. 11216 Allen Harim Foods, LLC**

west of Road 331 (Iron Branch Road) and southeast of Iron Branch and the Town of Millsboro (Tax Map I.D. 2-33-5.00-14.00, 15.00, & 16.00).

A special use exception for a potentially hazardous use (poultry processing facility).

**Case No. 11258 Michelle Benson**

southeast of Route One, southeast of Center Avenue, and 90 feet south of Skyview Street, being Lot 59 Block D within Sea Air Village, a Mobile Home Park (Tax Map I.D. 3-34-13.00-310.00 Unit 19813).

A variance from the separation requirement between units in a mobile home park and the maximum allowable lot coverage in a mobile home park.

**OTHER BUSINESS**

**Case No. 11069 Marshall Properties LLC**

northeast of Route 1 (Coastal Highway) approximately 220 feet northwest of Melson Road (Tax Map I.D. 3-34-6.00-86.00).

A special use exception to place a billboard.

Requesting a 18 (eighteen) month time extension

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Board of Adjustment meetings can be monitored on the internet at [www.sussexcountynj.gov](http://www.sussexcountynj.gov).

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**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 23, 2013, at 10:00 a.m., and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.**

**Agenda items listed may be considered out of sequence.**

**Revised: September 9, 2013 (to include other business Case No. 11069)**

**Revised: September 10, 2013 (to include old business Case No. 11258)**

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